



APPLICATION FOR SMALL- SCALE AMENDMENT TO THE FUTURE LAND USE MAP

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Jason Lathrop, Arctic Air of Northern Florida LLC			
AGENT:	same			
REQUESTED ACTION:	Small Scale FLUM amendment of 3.5 acres from Agriculture (AGR) to Commercial (COM)			
LOCATION:	451573 S.R. 200			
CURRENT LAND USE + ZONING:	Agriculture (AGR) + Commercial General (CG)			
PROPOSED LAND USE + ZONING:	Commercial (COM) + Commercial General (CG)			
EXISTING USES ON SITE:	Vehicle maintenance/repair			
PROPERTY SIZE + PARCEL ID:	3.5 acres + Parcel ID # 05-2N-26-0000-0003-0020			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	SF Residential	RS-E	AGR
	South	Vacant (Public)	OR/CG	AGR
	East	Open Space/SF Residential	RS-E	AGR
	West	Vacant/SF Residential	CG	AGR

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The applicant is requesting a Small-Scale Future Land Use Map (FLUM) amendment designation from Agriculture (AGR) to Commercial (COM). Pursuant to Sec. 163.3187, F.S., FLUM amendments including 10 acres or less are considered "Small Scale" and do not require transmittal prior to public hearings for inter-agency review.

The site is currently zoned Commercial General (CG). Several surrounding parcels in this area are also zoned CG, although the majority of them are in the Agriculture (AGR) FLUM designation.

Currently, the property is used as a vehicle maintenance/repair business. This use is permissible as a conditional use in the existing CG district and a conditional use permit has been applied for (see application CU20-034) to bring this use into conformance.



Site Aerial Photo (2019)

This property was used as a vehicle maintenance and repair facility for many years (the Property Appraiser dates the existing structures from 1965-1972). Records of rezoning on nearby properties indicate the existing CG zoning has been



in place on this property since at least the 1980s, prior to the adoption of the Comprehensive Plan and the Future Land Use Map in 1991.

Until recently, the existing structure has been vacant. Because the building has been vacant for more than a year, any new development or use must conform to all current regulations. As a result, to utilize the property for commercial purposes, a FLUM change from Agriculture to Commercial is required.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.04

Pursuant to Ch. 163, F.S. and Policy FL.01.04 of the Comprehensive Plan, all amendments to the FLUM shall provide justification for the need for the proposed amendment. In evaluating proposed amendments, the County shall consider each of the following statutory criteria:

(A) *Demonstrate the extent to which the proposed amendment discourages urban sprawl per F.S. 163.3177(6)(a)(9), of which indicators are:*

1) *Promotes, allows, or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

The property appears to have been zoned for commercial use (CG) at least as far back as the adoption of the Comprehensive Plan (1991), and possibly back to the adoption of the first zoning code (1974). Lands zoned for commercial use can be found on the east, west and south sides of the property.

Single family residential uses can be found abutting the property to the north in the Rocking Horse Estates subdivision (platted c. 2003). This amendment will not significantly alter a substantial area of the jurisdiction to develop as low-intensity, low-density, or single-use development. It will not adversely alter development patterns in the area. Future development of the site must take into account existing residential uses abutting the property (see below).



Vicinity Future Land Use Map (FLUM)



Vicinity Zoning



2) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Although this area is not located near a major intersection of roadways that would typically define a commercial center or node, there is history of commercial uses aggregating in this area (often referred to as Italia). County records indicate that large areas near the subject property have been zoned CG since the 1980s or earlier, pre-dating the adoption of the Comprehensive Plan in 1991.



Site Photo (Jan. 2019)

The proposed amendment will support the use of the parcel for commercial use as was intended by the existing CG zoning. It will not result in significant amounts of urban development occurring in an inappropriate area. However, future development of the property must take into account existing residential uses to the north of the property. Any development or redevelopment of the property that is reviewed by the Development Review Committee will require landscaping and buffering in conformance with Sections 37.05 and 37.06 of the Land Development Code.

3) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

As stated above, although this area is not located near a major intersection of roadways that would typically define a commercial center or node, there is history of commercial uses aggregating in this area (often referred to as Italia). As a result, this property constitutes part of a small historically commercial node, and as such is not strip development.

4) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

No significant wetlands or environmentally sensitive areas are located on the site. The amendment should not have an adverse impact on any identified environmentally sensitive lands or designated conservation areas.

5) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The proposed amendment will not adversely impact any known agricultural or silviculture activities.



6) Fails to maximize use of existing public facilities and services.

The proposed Commercial (COM) land use designation typically allows only non-residential uses. It will not alter population density. It should have no impacts to schools or parks and recreation. The site is not currently served by central water and sewer. On-site water and wastewater treatment systems must be approved through the County Health Department as required.

8) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

As a relatively small existing commercial property, this change would not bring with it the kind of impacts referenced in this criterion.

9) Fails to provide a clear separation between rural and urban uses.

As stated previously, this property constitutes part of a small historically commercial node, and as such is an extension of urban uses into rural areas where they may be incompatible.

10) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

This amendment will allow for the use of an existing commercial site historically used for commercial purposes. It will not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.

11) Fails to encourage a functional mix of uses.

The proposed amendment will support the use of the parcel for commercial use compatible with the existing zoning district and those found in the immediate vicinity. It does not discourage a functional mix of uses. Future development of the property should take into account existing residential uses to the north of the property (see comments above).

12) Results in poor accessibility among linked or related land uses.

The proposed amendment will support the use of the parcel for commercial development that currently accesses SR200, a State-maintained road classified as a minor arterial. The amendment will not result in poor or reduced accessibility among surrounding uses.

13) Results in the loss of significant amounts of functional open space.

The amendment will not result in the loss of a significant amount of functional open space.



(B) Demonstrate the extent to which the proposed amendment is contiguous to an existing urban or urban transitioning area served by public infrastructure;

The parcel in question appears, from its configuration, to have been intended for commercial use and appears to have been zoned for commercial use at least as far back as the adoption of the Comprehensive Plan (1991) and possibly as far back as the adoption of the first zoning code (1974). It is part of an historically aggregated commercial node (known as Italia) that dates back at least to the 1980s or earlier. The proposed amendment will not result in an adverse development pattern and should not overly burden existing or proposed public infrastructure.

(C) Demonstrate the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

N/A to this application.

(D) Demonstrate the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County's Capital Improvement Plan, the Florida Department of Transportation Five -Year Work Program, the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program, or privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

The proposed amendment will not otherwise alter development patterns significantly to the degree that would require additional improvements funded through the County's Capital Improvement Plan, the Florida Department of Transportation Five-Year Work Program, or the North Florida Transportation Planning Organization (TPO) Transportation Improvement Program.

(E) Demonstrate the extent to which the amendment will result in a fiscally and environmentally sustainable development pattern through a balance of land uses that is internally interrelated; demonstrates a context sensitive use of land; ensures compatible development adjacent to agriculture and environmentally sensitive lands; protects environmental and cultural assets and resources; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The proposed amendment will support the commercial use of the parcel. It will have no impact on demand for school facilities or parks, and will not adversely affect levels of service for potable water, sanitary sewer, and other public facilities and services. (See Attachment A). It will not result in an adverse development pattern and should not overly burden existing or proposed public infrastructure.

(F) Demonstrate the extent to which the amendment results in a compact development form that fosters emergence of vibrant, walkable communities; makes active, healthier lifestyles easier to enjoy; conserves land; supports transportation alternatives; reduces automobile traffic congestion; lowers infrastructure costs; reduce vehicular miles traveled and costs related to household transportation and energy; and puts destinations in closer proximity. Successful compact development is illustrated through the use of:

- (1) Clustered population and/or employment centers;*
- (2) Medium to high densities appropriate to context;*
- (3) A mix of land uses;*
- (4) Interconnected street networks;*
- (5) Innovative and flexible approaches to parking;*



- (6) Multi-modal transportation design including pedestrian, bicycle, and transit-friendly options;*
- (7) And proximity to transit.*

The parcel in question appears to have been intended for commercial use and appears to have been zoned for commercial use at least as far back as the adoption of the Comprehensive Plan (1991) and possibly as far back as the adoption of the first zoning code (1974). The proposed amendment will not result in an adverse development pattern and should not overly burden existing or proposed public infrastructure.

Future development or redevelopment of the site should take existing residential development to the north of the parcel and landscaping and buffers should be added as required by the Land Development Code (see comments above). It is the responsibility of the County to ensure, through the application of the site plan review process, that any use proposed in this designation is compatible with the above goals, the Goals, Objectives and Policies of the Comprehensive Plan, and the requirements of the Land Development Code.

(G) Demonstrate the extent to which the amendment does not propose environmental impacts that would significantly alter the natural landscape and topography such that it would exacerbate or lead to increased drainage, flooding, and stormwater issues.

The amendment should not have an adverse impact on any identified environmentally sensitive lands or designated conservation areas. No significant wetlands or environmentally sensitive areas are located on the site. It will not adversely impact any agricultural or silviculture uses.

CONCLUSION

- Staff finds the requested action to be consistent with the Comprehensive Plan, in particular the adopted criteria for approval of a FLUM amendment in Policy FL.01.04 (A-G) as described above.
- Staff finds the requested action is generally consistent with the current Commercial General (CG) zoning district and the applicable provisions of the Land Development Code.
- Staff finds that future development of the property should take into account existing residential uses to the north of the property. Any development or redevelopment of the property that is reviewed by the Development Review Committee will require landscaping and buffering as required by the Land Development Code Sections 37.05 and 37.06.

Based on these findings, staff recommends APPROVAL of application CPA20-011.